



HARRISON

PROFESSIONAL PLAZA

1020 SOUTH HARRISON ROAD | TUCSON, AZ | 85748

INVESTMENT OFFERING MEMORANDUM



CUSHMAN &
WAKEFIELD



PICOR



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EXCLUSIVELY OFFERED BY:



**CUSHMAN &
WAKEFIELD**



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1 | PROPERTY OVERVIEW

HARRISON PROFESSIONAL PLAZA

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EXECUTIVE SUMMARY

Cushman & Wakefield | PICOR is pleased to present the outstanding opportunity to acquire Harrison Professional Plaza, a high-quality retail and executive office mixed-use investment property ideally situated at the signalized corner of Harrison Rd and Old Spanish Trail, one of Eastern Tucson’s primary business and retail corridors. The two-story building combines for ±15,143 total square feet and is currently fully occupied by four quality tenants. The property additionally includes 74 total parking spots, an elevator, and boasts gorgeous modern architecture and beautiful landscaping, making it a highly desirable home for a variety of retail and office tenants alike.

Harrison Professional Plaza is 100% leased by a diverse mix of established brand-name businesses, consisting of ATI Physical Therapy, Edward Jones, Legends Residential Care, and The Pain Institute of Southern Arizona, all of which occupy the property on a long-term basis providing a purchaser with stable underlying income for years to come. Located at the corner of Harrison Rd and Old Spanish Trail, the property benefits from ease of ingress/egress, making it ideally situated in a desirable and dense business and trade area with incredible proximity to an abundance of nearby amenities, restaurants, and the Old Spanish Trail Shopping Center directly across the road to the southeast. Constructed in 2012, the property has been incredibly maintained by the current owner and additionally benefits from being surrounded by a vast number of residences and households within just a few miles, many of which are newly constructed subdivisions in Tucson’s fast-growing Southeast market.

As a 100% stabilized and cash flowing mixed-use investment benefiting from a diverse mix of long-term tenants, Harrison Professional Plaza is an excellent acquisition for an investor seeking a top-tier asset at well-below replacement value.



\$2,275,000
(\$150 PSF)
Asking Price



\$170,614
Net Operating Income



7.50%
Cap Rate



100%
Occupancy



PROPERTY INFORMATION



ADDRESS	1020 South Harrison Road Tucson, AZ 85748
BUILDING USE	Retail, Executive Office
YEAR BUILT	2012
SQUARE FOOTAGE	1st Floor: ±6,397 SF 1 st Floor Lobby: ±556 SF 2nd Floor: ±8,190 SF Total: ±15,143
CURRENT OCCUPANCY	100% (4 Tenants)
FLOORS	2 Stories with Elevator and Stair Access
SITE AREA	±1.36 AC (±59,210 SF)
ASSESSOR PARCEL NUMBER	134-05-118U
ZONING	C-1 (Commercial Zone), City of Tucson
PROPERTY TAXES	\$39,456.48 (2025)
PARKING	74 Spots (5.06 Parking Ratio per 1000 SF)
ROOF	2012; Recoated 2022
HVAC	11 Roof Units
COMMON AREA	1 st Floor Lobby ±556 SF
ELEVATOR ACCESS	Yes



INVESTMENT HIGHLIGHTS



100% FULLY STABILIZED & GROWING INCOME

The property presents a compelling investment opportunity for those seeking reliable, long-term cash flow supported by strong in-place income. With a Net Operating Income of \$170,614 expected in 2026, the asset offers immediate financial performance backed by a strong fully leased tenant roster. Each lease includes annual rent escalations of up to 3.0%, ensuring consistent income growth and enhancing overall yield over time.



\$150 PSF PRICING NEARLY HALF OF REPLACEMENT VALUE

Offered at an attractive price of \$150.23 per square foot, Harrison Professional Plaza represents a rare opportunity to acquire a high-quality asset at a substantial discount to replacement cost. In today's construction market, comparable development is estimated to range from the mid to high \$200s per square foot or more, underscoring the value proposition and immediate equity potential inherent in this acquisition.



2012 MODERN CONSTRUCTION & GORGEOUS RETAIL-OFFICE PLAZA

Built in 2012, Harrison Professional Plaza showcases contemporary architectural design, complemented by lush landscaping and meticulously maintained exterior and parking areas. The property reflects a high standard of care, with both ownership and tenants having invested meaningfully in capital improvements over time. These enhancements not only underscore the pride and commitment of the current owner but also highlight each tenant's long-term dedication to the building and its prime location within Tucson's thriving Southeast corridor.

INVESTMENT HIGHLIGHTS



4 LONG-TERM TENANCIES & OVER 2.6 YEARS WALT

Harrison Professional Plaza is fully occupied by four established tenants—ATI Physical Therapy, Edward Jones, Legends Residential Care, and The Pain Institute of Southern Arizona—each contributing to 100% of the building’s leasable area. For the period beginning 2026, the property carries a weighted average lease term (WALT) of over 2.6 years, offering investors a solid runway of predictable income. All tenants operate under long-term, modified-gross lease structures that require minimal landlord oversight, ensuring a stable and low-maintenance cash flow for the next ownership cycle.



30+ NEARBY BUSINESSES IN HIGHLY-DESIRED IMMEDIATE TRADE AREA

Positioned at the highly visible, signalized intersection of Harrison Road and Old Spanish Trail, Harrison Professional Plaza enjoys a prime location in one of East Tucson’s most active commercial corridors. The property offers sweeping views of the Catalina Foothills to the north and is surrounded by a growing residential base, making it an attractive destination for both retail and medical tenants. Its accessibility and scenic setting enhance the appeal for clients and customers alike.

The immediate area is rich with amenities, contributing to strong foot traffic and tenant synergy. Just steps away are nationally recognized retailers and service providers including Target, Fry’s, Walgreens, Chipotle, Jersey Mike’s, Panda Express, Five Guys, Big 5 Sporting Goods, Office Max, GameStop, T-Mobile, and AT&T, among others. This concentration of established brands reinforces the property’s position as a key commercial hub within Tucson’s Southeast submarket.

With its combination of visibility, accessibility, and proximity to major retail anchors and residential communities, Harrison Professional Plaza offers tenants a dynamic environment for business growth and provides investors with a location-driven asset poised for long-term success.

AERIAL TRADE MAP



HARRISON
PROFESSIONAL PLAZA

HARRISON PROFESSIONAL PLAZA



OVERHEAD TRADE MAP



22nd Street



Harrison Road



Old Spanish Trail

TUCSON MSA MAP



TUCSON

MSA Population: 1.072M

**HARRISON
PROFESSIONAL PLAZA**





2 | TENANT OVERVIEW

TENANT OVERVIEW



EDWARD JONES

Edward Jones is a leading financial services firm headquartered in St. Louis, Missouri, United States. It serves investment clients in the U.S. and Canada, through its branch network of more than 15,000 locations and 19,000 financial advisors. The company currently has relationships with nearly 8 million clients and \$1.8 trillion in assets under management worldwide. The firm focuses solely on individual investors and business owners as their loyal clientele base.

Website: <https://www.edwardjones.com/us-en>



ATI PHYSICAL THERAPY

ATI Physical Therapy provides convenient access to high-quality care to prevent and treat musculoskeletal (MSK) pain. Their 900+ locations in 24 states and virtual practice operate under the largest single-branded platform built to support standardized clinical guidelines and operating processes. With outcomes from more than 3 million unique patient cases, ATI strives to utilize quality standards designed to deliver proven, predictable and impactful patient outcomes. From preventative services in the workplace and athletic training support to outpatient clinical services and online physical therapy via our online platform, CONNECT™, a complete list of their service offerings can be found at their website. ATI is based in Bolingbrook, Illinois.

Website: <https://www.atipt.com/>



THE LEGENDS RESIDENTIAL CARE

THE LEGENDS RESIDENTIAL CARE

The Legends Residential Care is a highly regarded care company that offers personalized high-quality home care, providing their clientele a variety of home care services to suit their health-related needs. With a dedicated team of professionals, they create a nurturing environment that feels like home. Personalized care plans are tailored to meet each resident's specific needs, and the company ensures a safe living environment with modern facilities and 24/7 surveillance. Legends is an AZ statewide organization and is based out of Glendale, AZ

Website: <https://www.thelegendsaz.care/>



PAIN INSTITUTE OF SOUTHERN ARIZONA

The Pain Institute of Southern Arizona (PISA) has specialized in Interventional Pain Management in Southern Arizona for over 20 years, and has 8 locations across Tucson, Benson, and the Greater Phoenix area. The team of renowned Interventional Pain Management Specialists, with training from world-class institutions such as the Mayo Clinic, Stanford and Harvard, deliver state-of-the-art treatments and procedures, with a goal in helping patients find relief from pain, and helping them return to an enjoyable quality of life.

PISA occupies the entire 2nd floor of Harrison Professional Plaza and utilizes their space at the location for their back-office functions.

Website: <https://pisapain.com/>

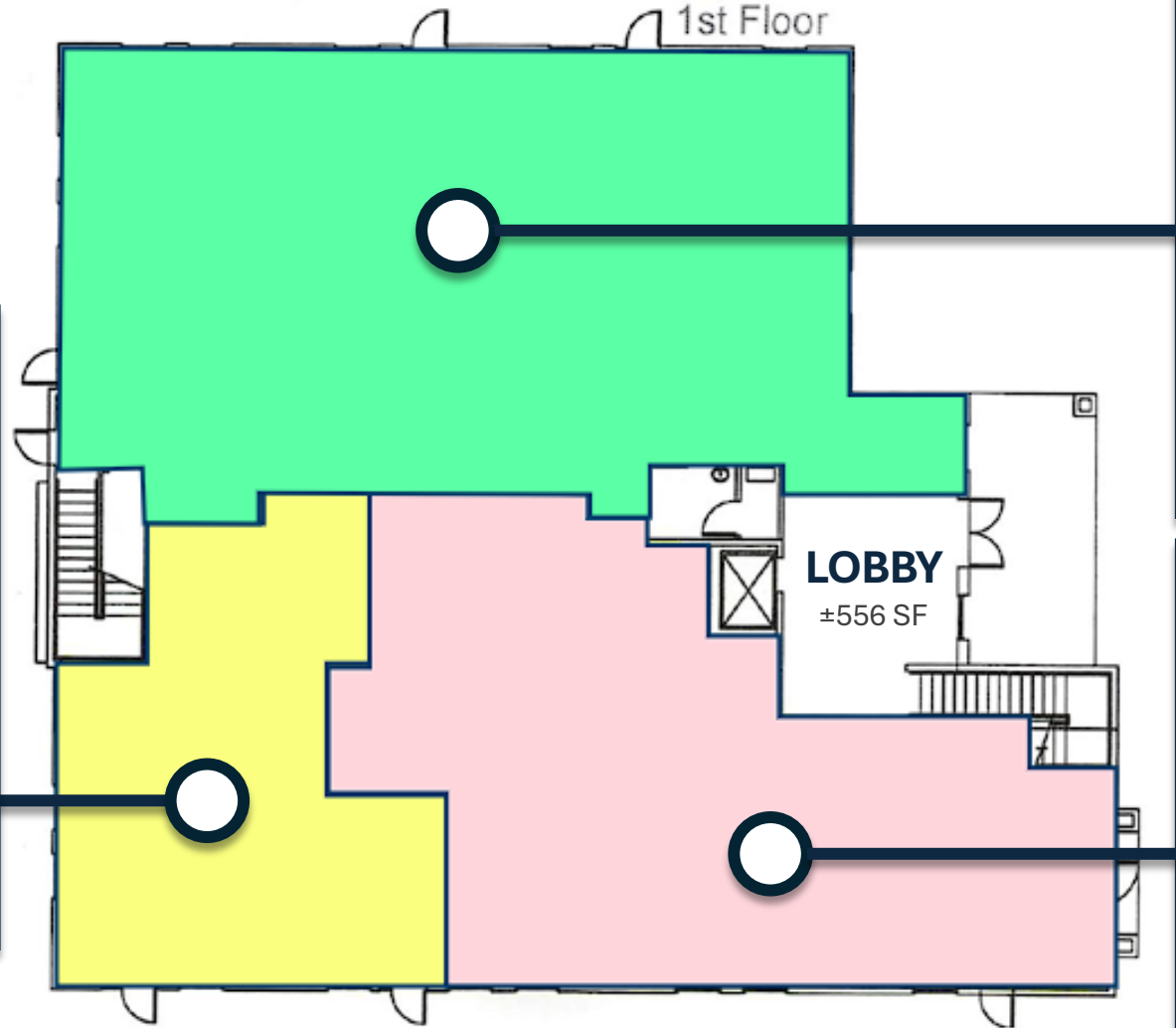
FLOOR PLAN – FIRST FLOOR





EDWARD JONES

SUITE	130
SF	± 1,148
SF %	7.58%
TENANT USE	Retail/Office





THE LEGENDS RESIDENTIAL CARE

SUITE	100 & 140
SF	± 3,175
SF %	20.97%
TENANT USE	Office



ATI PHYSICAL THERAPY

SUITE	120
SF	± 2,074
SF %	13.70%
TENANT USE	Retail





SUITE

SF

SF %

TENANT USE

Office





3 | FINANCIAL ANALYSIS

RENT ROLL

								Rent Schedule						
Suite	Tenant	SF	SF %	Use Type	Lease Type	Occupancy	Expiration	Lease From	Lease To	\$/SF/Yr	\$/Mo	\$/Yr	% Inc	
100 & 140	Legends Residential Care (Note: Lessee receives free rent during each April throughout term.)	3,175	20.97%	Office	Modified Gross*	3/15/2024	1/31/2029	5/1/2025	4/30/2026	\$ 19.57	\$ 5,177.90	\$ 62,134.80	-	
								5/1/2026	4/30/2027	\$ 20.16	\$ 5,333.23	\$ 63,998.76	3.0%	
								5/1/2027	4/30/2028	\$ 20.76	\$ 5,493.23	\$ 65,918.76	3.0%	
								5/1/2028	1/31/2029	\$ 21.38	\$ 5,658.03	\$ 67,896.36	3.0%	
								Option 1:	2/1/2029	1/31/2030	\$ 22.03	\$ 5,827.77	\$ 69,933.25	3.0%
									2/1/2030	1/31/2031	\$ 22.69	\$ 6,002.60	\$ 72,031.25	3.0%
									2/1/2031	1/31/2032	\$ 23.37	\$ 6,182.68	\$ 74,192.19	3.0%
120	ATI Physical Therapy	2,074	13.70%	Retail	Modified Gross*	2/14/2012	12/31/2027	1/1/2026	12/31/2026	\$ 23.30	\$ 4,027.76	\$ 48,333.12	-	
								1/1/2027	12/31/2027	\$ 23.77	\$ 4,108.32	\$ 49,299.84	2.0%	
130	Edward Jones	1,148	7.58%	Retail/Office	Modified Gross*	4/1/2023	5/31/2028	6/1/2025	5/31/2026	\$ 19.97	\$ 1,910.04	\$ 22,920.48	-	
								6/1/2026	5/31/2027	\$ 20.46	\$ 1,957.79	\$ 23,493.48	2.5%	
								6/1/2027	5/31/2028	\$ 20.98	\$ 2,006.73	\$ 24,080.76	2.5%	
								Option 1:	6/1/2028	5/31/2029	\$ 21.50	\$ 2,056.90	\$ 24,682.78	2.5%
									6/1/2029	5/31/2030	\$ 22.04	\$ 2,108.32	\$ 25,299.85	2.5%
									6/1/2030	5/31/2031	\$ 22.59	\$ 2,161.03	\$ 25,932.34	2.5%
									6/1/2031	5/31/2032	\$ 23.15	\$ 2,215.05	\$ 26,580.65	2.5%
								6/1/2032	5/31/2033	\$ 23.73	\$ 2,270.43	\$ 27,245.17	2.5%	
200	Pain Institute of Southern Arizona	8,190	54.08%	Office	Modified Gross*	4/1/2024	12/31/2028	1/1/2026	12/31/2026	\$ 16.50	\$ 11,261.25	\$ 135,135.00	-	
								1/1/2027	12/31/2027	\$ 17.50	\$ 11,943.75	\$ 143,325.00	6.1%	
								1/1/2028	12/31/2028	\$ 18.50	\$ 12,626.25	\$ 151,515.00	5.7%	
								Option 1:	1/1/2029	12/31/2029	\$ 19.06	\$ 13,005.04	\$ 156,060.48	3.0%
									1/1/2030	12/31/2030	\$ 19.63	\$ 13,395.19	\$ 160,742.28	3.0%
									1/1/2031	12/31/2031	\$ 20.22	\$ 13,797.04	\$ 165,564.48	3.0%
								Option 2:	1/1/2032	12/31/2032	\$ 20.82	\$ 14,210.95	\$ 170,531.40	3.0%
									1/1/2033	12/31/2033	\$ 21.45	\$ 14,637.28	\$ 175,647.36	3.0%
									1/1/2034	12/31/2034	\$ 22.09	\$ 15,076.40	\$ 180,916.80	3.0%
Lobby	N/A	556	3.67%	N/A	N/A	-	-							
TOTAL		15,143	100.00%			WALT	2.65	AVG CURRENT RENT		\$ 19.83				

*Tenant reimburses CAMs overage amounts from a base year.

2026 RENT SCHEDULE

Occupied RSF	14,587	96.33%
Lobby	556	3.67%
Vacant	-	0.00%
Total SF:	15,143	100.00%

Tenant	Ste	SF	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Total
Legends Residential Care	100 & 140	3,175	5,177.90	5,177.90	5,177.90	-	5,333.23	5,333.23	5,333.23	5,333.23	5,333.23	5,333.23	5,333.23	5,333.23	58,199.54
ATI Physical Therapy	120	2,074	4,027.76	4,027.76	4,027.76	4,027.76	4,027.76	4,027.76	4,027.76	4,027.76	4,027.76	4,027.76	4,027.76	4,027.76	48,333.12
Edward Jones	130	1,148	1,910.04	1,910.04	1,910.04	1,910.04	1,910.04	1,957.79	1,957.79	1,957.79	1,957.79	1,957.79	1,957.79	1,957.79	23,254.73
Pain Institute of Southern Arizona	200	8,190	11,261.25	11,261.25	11,261.25	11,261.25	11,261.25	11,261.25	11,261.25	11,261.25	11,261.25	11,261.25	11,261.25	11,261.25	135,135.00
Total			22,376.95	22,376.95	22,376.95	17,199.05	22,532.28	22,580.03	22,580.03	22,580.03	22,580.03	22,580.03	22,580.03	22,580.03	264,922.39

FINANCIAL ANALYSIS & CASH FLOW

OFFERING PRICE		
Net Operating Income	\$	170,614
Cap Rate		7.50%
Price	\$	2,275,000
\$/SF		\$150.23

Global Assumptions		
Analysis Period		
Commencement Date		1/1/2026
End Date		12/31/2026
Term		2026 In-Place
Area Measures (NRSF)		
Rentable Square Feet		14,587
Growth Rates		
Operating Expenses		3.00%
Real Estate Taxes		3.00%
Occupancy and Absorption		
Projected Vacancy at 01/01/2026	0 SF	
Currently Vacant	0 SF	
Percentage Vacant	0.00%	
WALT (Years)		2.65
Expense Assumptions		
Operating Expense Source		2025 T12
Management Fee (% of EGR)		3.00%

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Pro Forma Profit & Loss Statement	Year 1		PSF	%	
	1/1/2026 - 12/31/2026				
INCOME					
RENTAL INCOME					
Legends Residential Care	\$	58,199.54	\$	3.84	21.7%
ATI Physical Therapy	\$	48,333.12	\$	3.19	18.0%
Edward Jones	\$	23,254.73	\$	1.54	8.7%
Pain Institute of Southern Arizona	\$	135,135.00	\$	8.92	50.4%
TOTAL RENTAL INCOME	\$	264,922.39	\$	17.49	98.9%
CAM Reimbursements	\$	2,992.78	\$	0.20	1.1%
TOTAL INCOME	\$	267,915.17	\$	17.69	100.0%
OPERATING EXPENSES					
Maintenance & Repairs					
HVAC	\$	952.75	\$	0.06	1.0%
Improvements	\$	1,941.93	\$	0.13	2.0%
Elevator Inspection & Repair	\$	1,998.64	\$	0.13	2.1%
Irrigation	\$	1,050.60	\$	0.07	1.1%
Plumbing	\$	472.43	\$	0.03	0.5%
Roofing	\$	1,687.46	\$	0.11	1.7%
Total Maintenance & Repairs	\$	8,103.81	\$	0.54	8.3%
Utilities					
Electricity	\$	6,617.10	\$	0.44	6.8%
Trash	\$	4,445.34	\$	0.29	4.6%
Water & Sewer	\$	4,383.98	\$	0.29	4.5%
Telephone	\$	782.13	\$	0.05	0.8%
Total Utilities	\$	16,228.55	\$	1.07	16.7%
Taxes & Insurance					
Property Taxes	\$	40,640.17	\$	2.68	41.8%
Insurance	\$	7,479.86	\$	0.49	7.7%
Property Tax Consultant	\$	103.00	\$	0.01	0.1%
Total Taxes & Insurance	\$	48,223.03	\$	3.18	49.6%
Other Expenses					
Security Expense	\$	8,466.60	\$	0.56	8.7%
Landscaping	\$	6,387.03	\$	0.42	6.6%
Fire Protection	\$	1,256.33	\$	0.08	1.3%
Termite/Pest Control	\$	417.15	\$	0.03	0.4%
Miscellaneous	\$	270.93	\$	0.02	0.3%
Total Other Expenses	\$	16,798.04	\$	1.11	17.3%
Management Fees					
Management Fees	\$	7,947.67	\$	0.52	8.2%
Total Management Fees	\$	7,947.67	\$	0.52	8.2%
TOTAL OPERATING EXPENSES	\$	97,301.11	\$	6.43	100.0%
NET OPERATING INCOME	\$	170,614.05	\$	11.27	63.7%

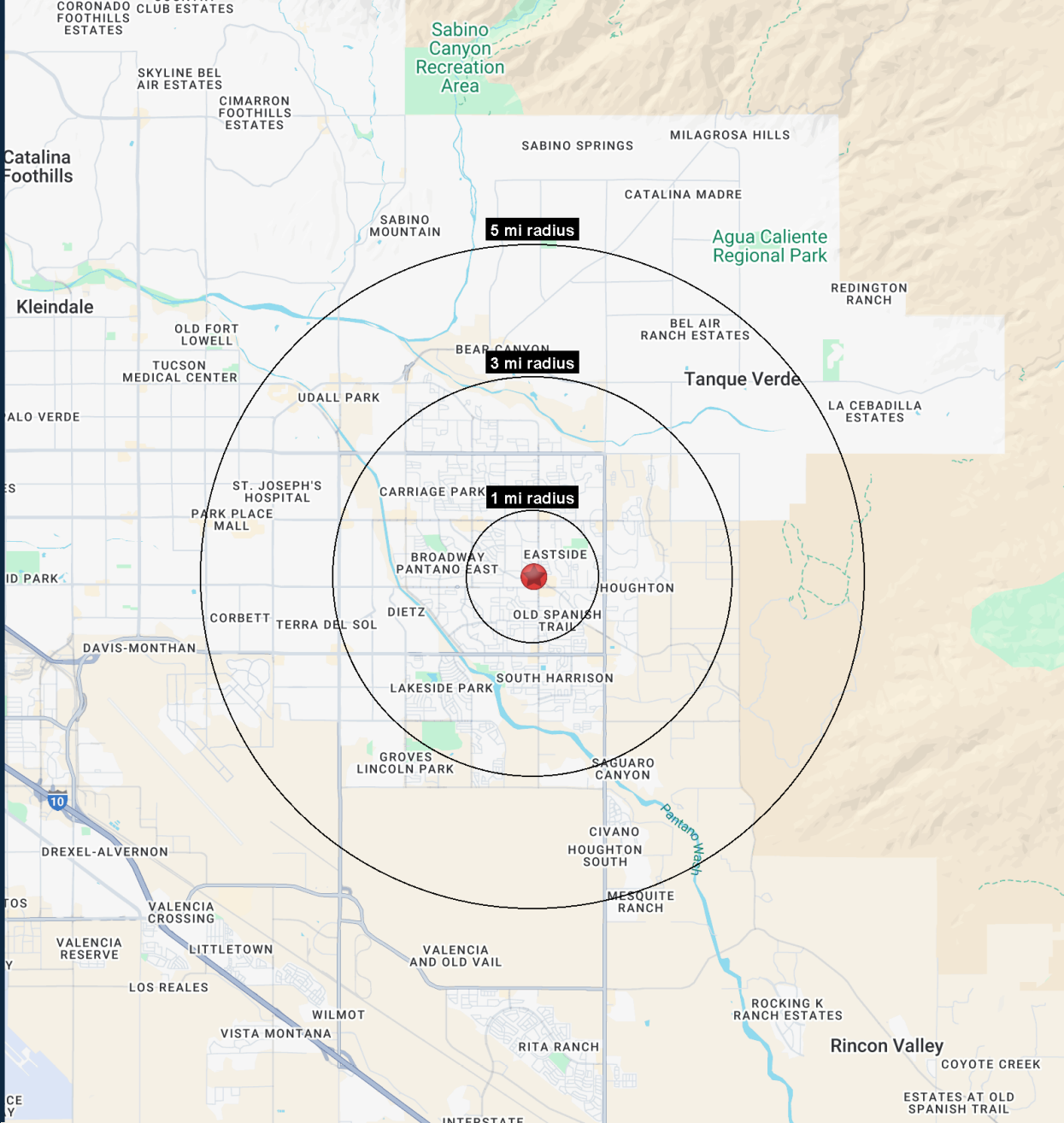


4 | MARKET OVERVIEW

AREA DEMOGRAPHICS

1020 S Harrison Rd Tucson, AZ 85748	1 Mile Radius	3 Mile Radius	5 Mile Radius
Estimated Population (2025)	11,317	89,736	174,041
Historical Annual Growth (2010 to 2020)	0.70%	0.60%	0.80%
Estimated Households (2025)	4,789	39,792	75,773
Estimated Average Household Income (2025)	\$101,450	\$95,444	\$95,723
Estimated Median Household Income (2025)	\$87,576	\$73,409	\$74,756
Total Businesses (2025)	309	2,529	6,373
Total Employees (2025)	2,316	17,353	45,806
Unemployment Rate (2025)	1.80%	2.30%	2.30%

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TUCSON OVERVIEW

☀️ Why Tucson Stands Out

Tucson has emerged as a sought-after place to live, thanks to its budget-friendly lifestyle and year-round sunshine. It's also earned global recognition from UNESCO as a "City of Gastronomy," celebrating its dynamic and creative food culture. The city's natural beauty is unmatched—boasting over 200 trails that weave through five mountain ranges, making it a haven for hikers, cyclists, and stargazers. With its pristine air and famously dark skies, Tucson has earned the nickname "astronomy capital of the world."

🎨 Events That Shape the City

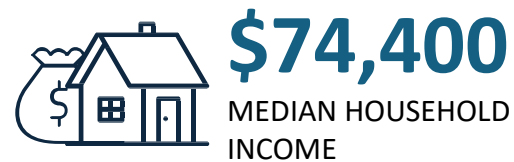
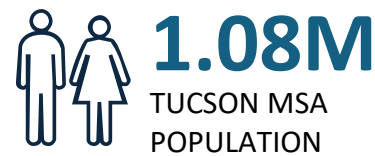
Tucson's calendar is packed with cultural and outdoor events that draw international crowds. The Tucson Gem & Mineral Show is the largest of its kind globally, welcoming 65,000 attendees annually—half of whom are tourists—and injecting \$13 million into the local economy. The Tour de Tucson, a major cycling event, has raised an impressive \$101 million for nonprofits over four decades, reinforcing the city's commitment to wellness and the arts. History buffs and aviation enthusiasts flock to the Pima Air and Space Museum, while La Fiesta de los Vaqueros—a rodeo parade tradition dating back to 1925—brings in over \$13.5 million each year and celebrates the region's cowboy heritage. Nature lovers can explore Saguaro National Park, Coronado National Forest, dozens of golf courses, and the expansive "Loop" trail system, all of which contribute to Tucson's thriving tourism and outdoor lifestyle.

🎓 The University of Arizona: A Global Leader in Education

Located in the heart of Tucson, the University of Arizona ranks among the top 100 universities worldwide and is known for its student-centered approach and academic excellence. It attracts learners from across the globe who are eager to work alongside distinguished faculty on groundbreaking projects—from NASA-led space missions to innovative solutions for global food security. The university offers a hands-on, immersive education that prepares students for the challenges of a rapidly changing world. With over 55,000 students representing all 50 states and more than 100 countries, the campus is a vibrant, inclusive hub of intellectual and cultural exchange, set against the stunning backdrop of the Sonoran Desert.



TUCSON AT A GLANCE



LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,076
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,000
4. STATE OF ARIZONA – 8,580

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECH
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY

- #2 MANAGEMENT INFORMATION SYSTEMS
- #8 SPACE SCIENCE
- #27 BEST BUSINESS SCHOOLS
- #47 MEDICINE
- #52 TOP PUBLIC SCHOOL
- #54 EDUCATION
- #69 UNDERGRAD ENGINEERING PROGRAMS
- #70 BEST COLLEGES FOR VETERANS
- #115 GLOBAL UNIVERSITY

Sources: BLS, BEA, Federal Reserve, Moody's Analytics, arizona.edu, suncorridorinc.com, US News & Report, Sites USA. Cushman & Wakefield | PICOR 06/18/2025

THE UNIVERSITY OF ARIZONA

As home to the University of Arizona—one of the world’s leading research institutions—the city provides students with an inspiring environment where innovation thrives, outdoor adventures abound, and diverse communities come together. Whether you're drawn by the university’s global reputation or Tucson’s unique lifestyle, this destination delivers opportunity, discovery, and unforgettable experiences.

Academic Excellence & Global Recognition

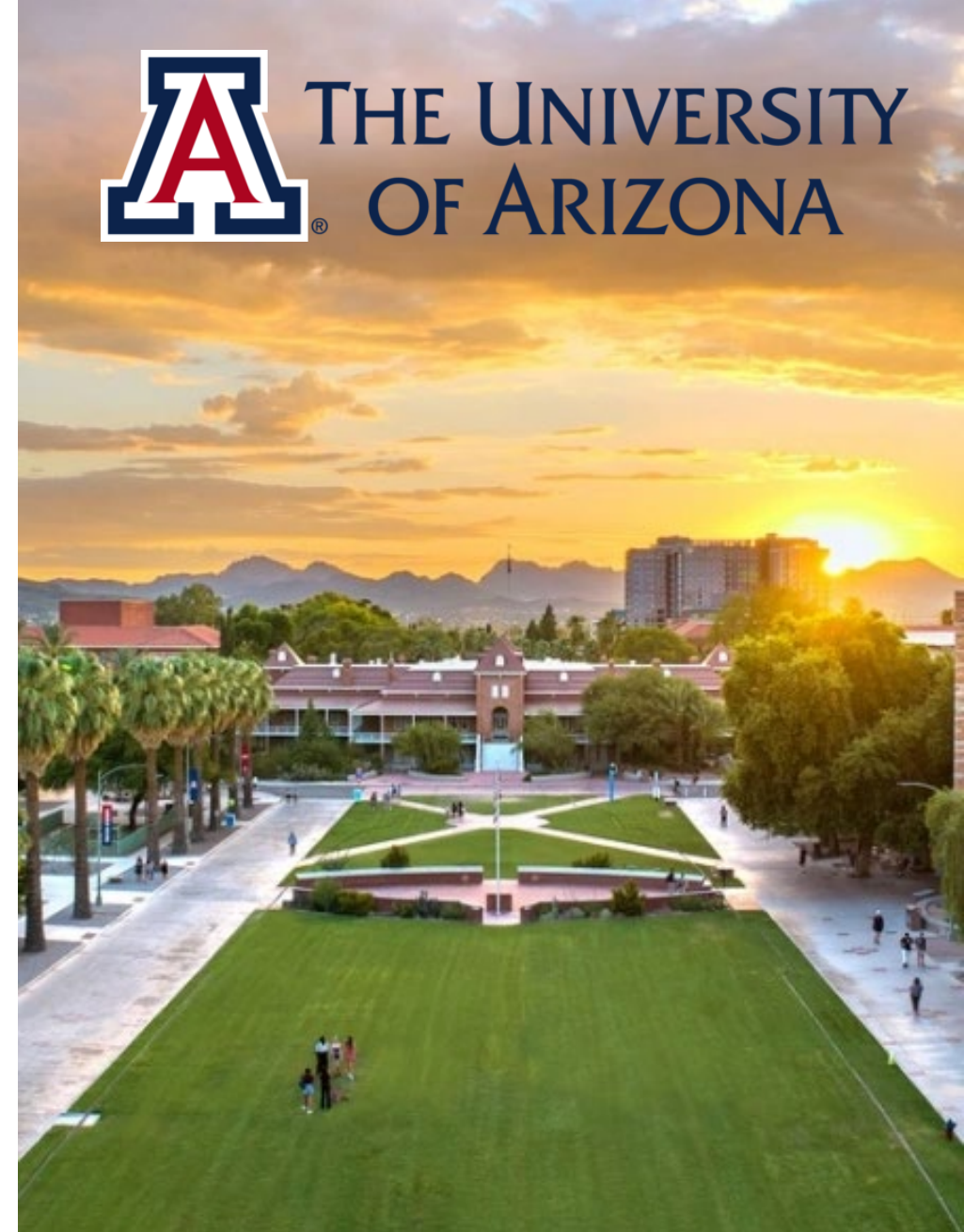
- Ranked among the Top 100 Global Universities and #52 in Top Public Schools in the U.S.
- Home to over 600 student organizations, fostering leadership, creativity, and community
- A leader in research, driving a \$1 billion research enterprise across space science, sustainability, and health innovation

Student Success & Top Ranked

- Enrolls 42,000+ undergraduate students from all 50 states and over 100 countries
- With over \$1 billion in annual research expenditures, UArizona ranks among the nation’s leading institutions for innovation and discovery.
- Ranked in the Top 1% of all higher education institutions worldwide by the Center for World University Rankings, reflecting its impact across disciplines from space science to sustainability.

Cutting-Edge Facilities & Discoveries

- Hosts the Richard F. Caris Mirror Lab, producing mirrors for the world’s largest telescopes
- Leads NASA space missions and groundbreaking research in global food security and climate resilience



DISCLAIMER & CONFIDENTIALITY AGREEMENT

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Any information with respect to the Property (collectively, the “Evaluation Materials”) provided to any Accepting Parties by Owner, Owner’s Representative and/or Listing Broker and/or any of their respective consultants, agents or employees (collectively, the “Seller Parties”) will be used solely for the purpose of evaluating the possible acquisition of the Property by the undersigned Registered Potential Purchaser (“Registered Potential Purchaser”) and will not be used or duplicated for any other purpose. Accepting Parties shall keep all Evaluation Materials strictly confidential; provided, however, that such Evaluation Materials may be delivered to such persons or entities who because of their involvement with the Proposed Transaction need to know such information for the purpose of giving advice with respect to, or consummating, the Proposed Transaction (all of whom are collectively referred to as “Related Parties”); provided, however, that any such Related Parties shall be informed by Accepting Parties of the confidential nature of such information and shall be directed by Accepting Parties (and Accepting Parties shall cause such Related Parties) to keep all such information in the strictest confidence and to use such information only in connection with the Proposed Transaction and in accordance with the terms of this Agreement. Accepting Parties will not communicate with tenants of the Property without the prior written consent of Owner or Owner’s Representative.

None of Seller Parties make any representations or warranties as to the accuracy or completeness of the Evaluation Materials or that actual results will conform to any projections contained therein. Owner, Owner’s Representative and Listing Broker expressly disclaim any and all liability for representations or warranties, express or implied, contained in the Evaluation Materials, or in any other written, oral or other communications transmitted or made available to Accepting Party by Seller Parties, including, without limitation, digital or virtual files containing financial data or projections.

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